

172.0

0003

0012.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
543,600 / 543,600
543,600 / 543,600
543,600 / 543,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		LANARK RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MULLENDORE LIDA RUTH &	
Owner 2: MULLENDORE KATHLEEN C	
Owner 3:	

Street 1: 25 LANARK ROAD
Street 2:

Twn/City: ARLINGTON
StProv: MA
Postal: 02476

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
StProv:
Postal:

NARRATIVE DESCRIPTION	
This parcel contains 2,047 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Wood Shingle Exterior and 1263 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)						
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type
101	One Family		2047		Sq. Ft.	Site

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		2047.000	206,600		337,000	543,600			113852
							Entered Lot Size		GIS Ref
Total Card		0.047	206,600		337,000	543,600	Total Land:		GIS Ref
Total Parcel		0.047	206,600		337,000	543,600	Land Unit Type:		Insp Date
Source: Market Adj Cost				Total Value per SQ unit /Card: 430.40	/Parcel: 430.4				11/29/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	206,600	0	2,047.	337,000	543,600	543,600	Year End Roll	12/18/2019
2019	101	FV	183,900	0	2,047.	332,200	516,100	516,100	Year End Roll	1/3/2019
2018	101	FV	183,900	0	2,047.	255,100	439,000	439,000	Year End Roll	12/20/2017
2017	101	FV	183,900	0	2,047.	240,700	424,600	424,600	Year End Roll	1/3/2017
2016	101	FV	183,900	0	2,047.	221,400	405,300	405,300	Year End	1/4/2016
2015	101	FV	173,000	0	2,047.	207,000	380,000	380,000	Year End Roll	12/11/2014
2014	101	FV	173,000	0	2,047.	190,600	363,600	363,600	Year End Roll	12/16/2013
2013	101	FV	173,000	0	2,047.	190,600	363,600	363,600		12/13/2012

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
		18504-246		8/1/1987		157,500	No	No	Christopher Mullendore legal name to Lida Rut	

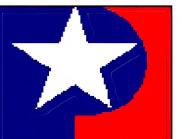
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/20/2013	1252	Re-Roof	4,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	HS	Hanne S
5/5/2014	External Ins	PC	PHIL C
1/16/2014	Info Fm Prmt	EMK	Ellen K
10/8/2008	Measured	197	PATRIOT
12/10/1999	Meas/Inspect	256	PATRIOT
7/14/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average									10	3									
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	A Bath:	Rating:									9	SFL									
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: PURPLE	View / Desir:	3/4 Bath:	Rating:									FFL										
GENERAL INFORMATION				A 3QBth:	Rating:									BMT										
Grade: C - Average				1/2 Bath:	Rating:									(90)										
Year Blt: 1924	Eff Yr Blt:			A HBth:	Rating:									2	9	9	27							
Alt LUC:	Alt %:			OthrFix:	Rating:									3	3	5								
Jurisdct:	Fact: .			OTHER FEATURES												20								
Const Mod:	Lump Sum Adj:			Kits: 1	Rating: Average									24										
INTERIOR INFORMATION				A Kits:	Rating:									SFL										
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	%	Fpl:	Rating:									FFL										
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	WSFlue:	Rating:									BMT										
Bsmnt Flr: 12 - Concrete	Subfloor:			DEPRECIATION												(480)								
Bsmnt Gar:	Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Phys Cond: AV - Average	31.	%	Exterior:	No Unit	RMS	BRS	FL	2	16	2										
Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W	# Heat Sys: 1	% Heated: 100	Functional:	%	%	Interior:	1	7	3		6	FFL	6										
% Com Wall:	% Sprinkled:	% AC:	Solar HW: NO	Economic:	%	%	Additions:					16			6									
CALC SUMMARY				Special:	%	%	Kitchen:					SUB AREA				SUB AREA DETAIL								
				Override:	%	%	Baths:					Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
				Total:	31	%	Plumbing:					FFL	First Floor	666	170.420	113,500								
				COMPARABLE SALES				Electric:				SFL	Second Floor	597	170.420	101,741								
								Heating:				BMT	Basement	570	51.130	29,142								
								General:																
								PARCEL ID 172.0-0003-0012.A				Net Sketched Area: 1,833	Total: 244,383											
								WtAv\$/SQ:	AvRate:	Ind.Val:		Size Ad	1263	Gross Are	1833	FinArea	1263							
								Adj Total: 299383	Juris. Factor:	Before Depr:	170.42													
								Depreciation: 92809	Special Features: 0	Val/Su Net:	112.71													
								Deprecated Total: 206574	Final Total: 206600	Val/Su SzAd:	163.58													
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	IMAGE												AssessPro Patriot Properties, Inc			
SPEC FEATURES/YARD ITEMS																								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
More: N	Total Yard Items:					Total Special Features:								Total:										